

# Altos Del Mar Park Master Plan

City of Miami Beach, Florida



**Community Workshop**

February 27, 2014

**AECOM**

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# AGENDA



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- **WELCOME & INTRODUCTION**
- **GOALS & PURPOSES**
- **SCOPE & MILESTONES**
- **SET THE STAGE**
  - *Park Locations & Programs*
  - *Altos Del Mar Park Potential Program Range*
  - *Potential Program Elements*
  - *History*
- **SITE ANALYSIS**
  - *Site Context*
  - *Figure Ground*
  - *Traffic & Access*
  - *Opportunities and Constraints*
  - *Potential User Zones*
- **FRAMEWORK ANALYSIS**
  - *Alternatives*
- **Recap Vision Themes, Drivers, Wrap Up, Take Aways**





# WELCOME & INTRODUCTION







# **WELCOME & INTRODUCTION**

- CITY OF MIAMI BEACH**
- KEY STAKEHOLDERS**
- AECOM**





## WHO IS AECOM?

- Over 100 years of local combined experience
- Formerly: Spillis Candela & Partners, Metcalf & Eddy, Earth Tech, Glatting Jackson, and EDAW
- Depth of Experience
  - Parks / Recreational Facilities / Landscapes
  - New Construction / Renovation / Historic Restoration
  - Sustainable Design / LEED
- Local Experts with National Experience
- Park Planners, Landscape Architects, Urban Designers, Architects, Engineers, Interior Designers, and Environmental Engineers



## AECOM

Local / National Experts in Recreation and Open Space Planning

### **Currently working for such Cities and Counties as:**

- City of Miami Beach, FL
- City of Coral Gables, FL
- City of Doral, FL
- Miami-Dade County, FL
- Broward County, FL
- Sunny Isles Beach, FL
- Village of Key Biscayne, FL
- Sunrise, FL

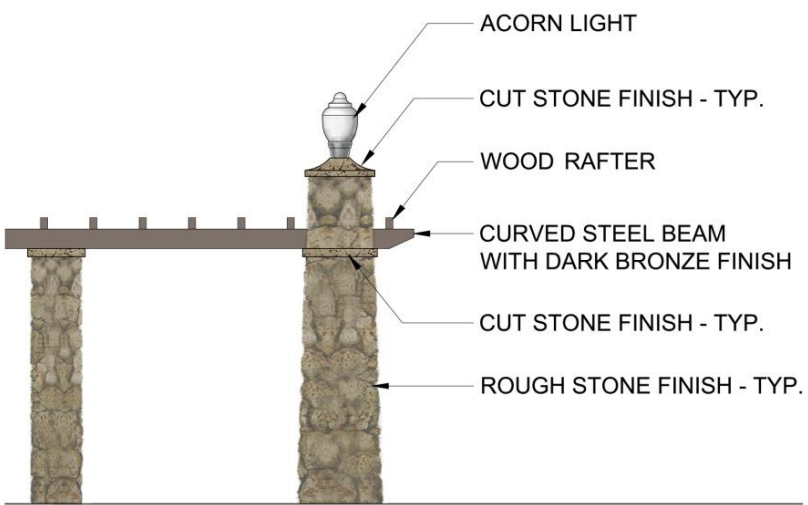
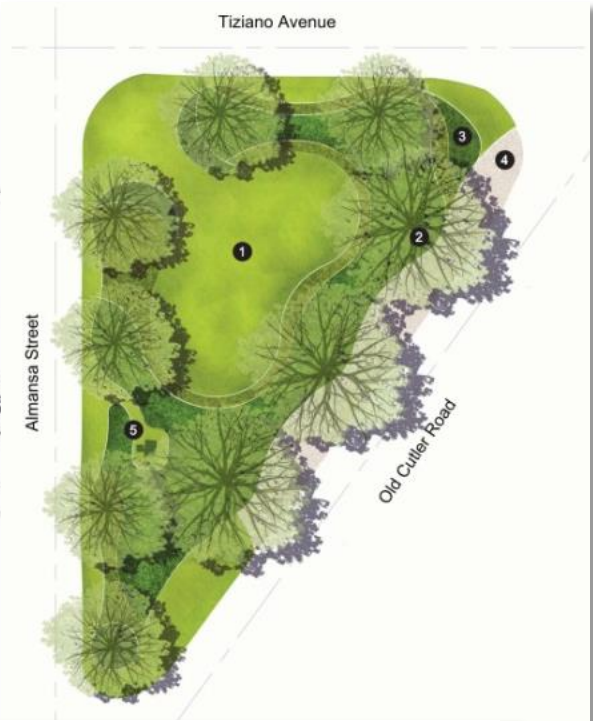


City of Miami Beach, FL:  
The Atlantic Greenway Network Beachwalk II





City of Coral Gables, FL:  
Tiziano Park,  
Ingraham Park,  
Cartagena Plaza (Cocoplum Circle)





City of Doral, FL:  
City of Doral Dog Park





City of Sunny Isles Beach, FL:  
Sunny Isles Beach Heritage Park and Garage







## GOALS & PURPOSES



## GOALS

**The Goal of this Community Workshop is to develop creative, yet realistic proposals for Altos Del Mar Park that will provide a beautiful new community focal point while at the same time be financially and environmentally feasible.**





## PURPOSE

**The Purpose of this community workshop is to develop a preliminary vision and guiding principles for future planning of Altos Del Mar Park**

- Collect and share diverse inputs from the community. This is an opportunity to share ideas and creative thoughts in an open environment.
- Establish planning priorities.
- Take into consideration lessons learned from previous community efforts and studies.
- Align functional relationships and needs.
- Look at three scenarios of possible frameworks for the future.



## SCOPE & MILESTONES



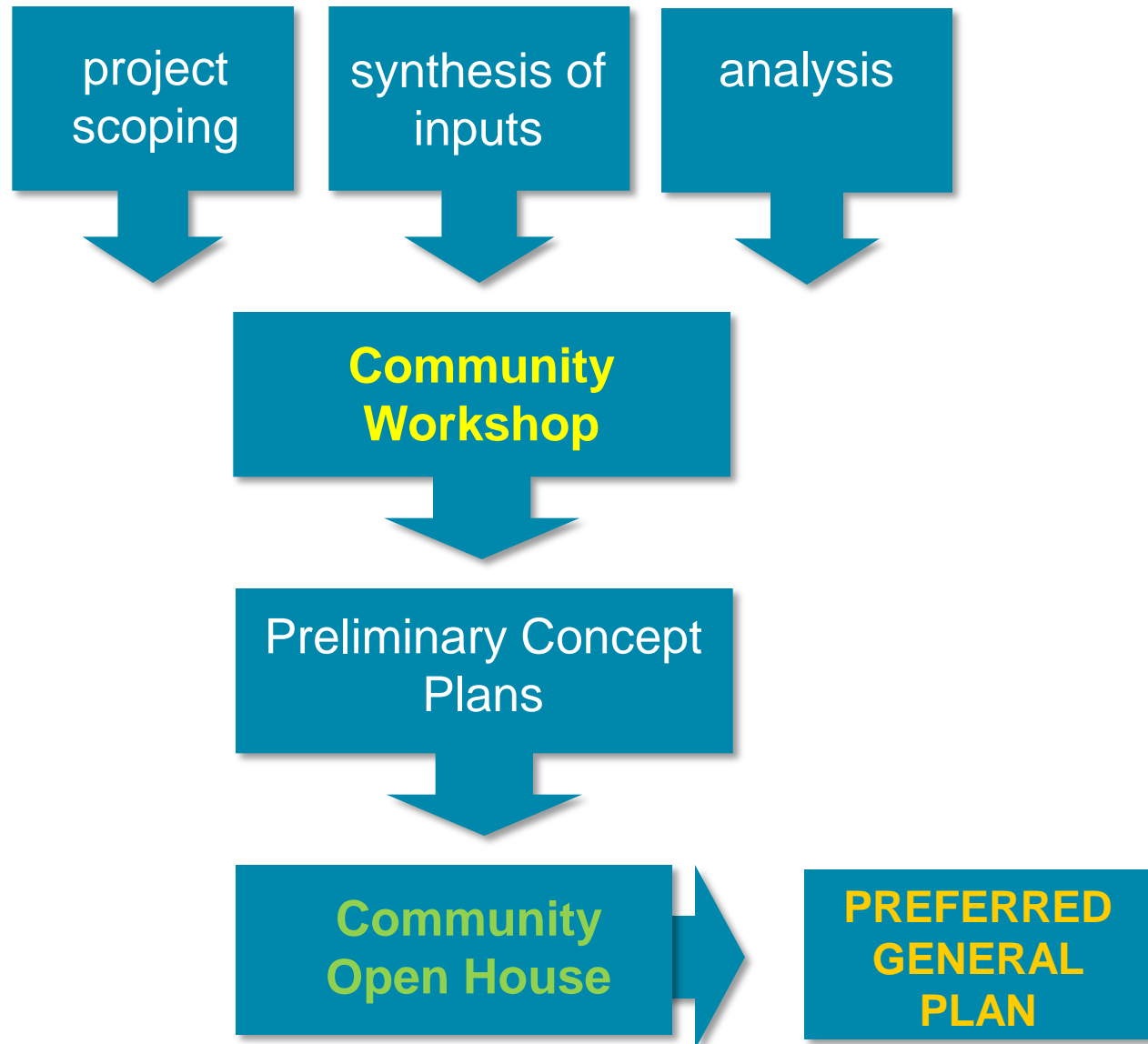


## SCOPE

### **AECOM Scope**

- Collect, review, and inventory the site conditions for assessment of impacted site and feasibility.
- Develop an understanding of the site's opportunities and constraints.
- Develop an image of the project based on established development programs and themes.
- Development of two preliminary site plan concepts with an appropriate range of spaces for general and passive recreational use.
- Prepare a final preferred concept plan based on consensus from the City, Community, and Stakeholders.

## MILESTONES: Process





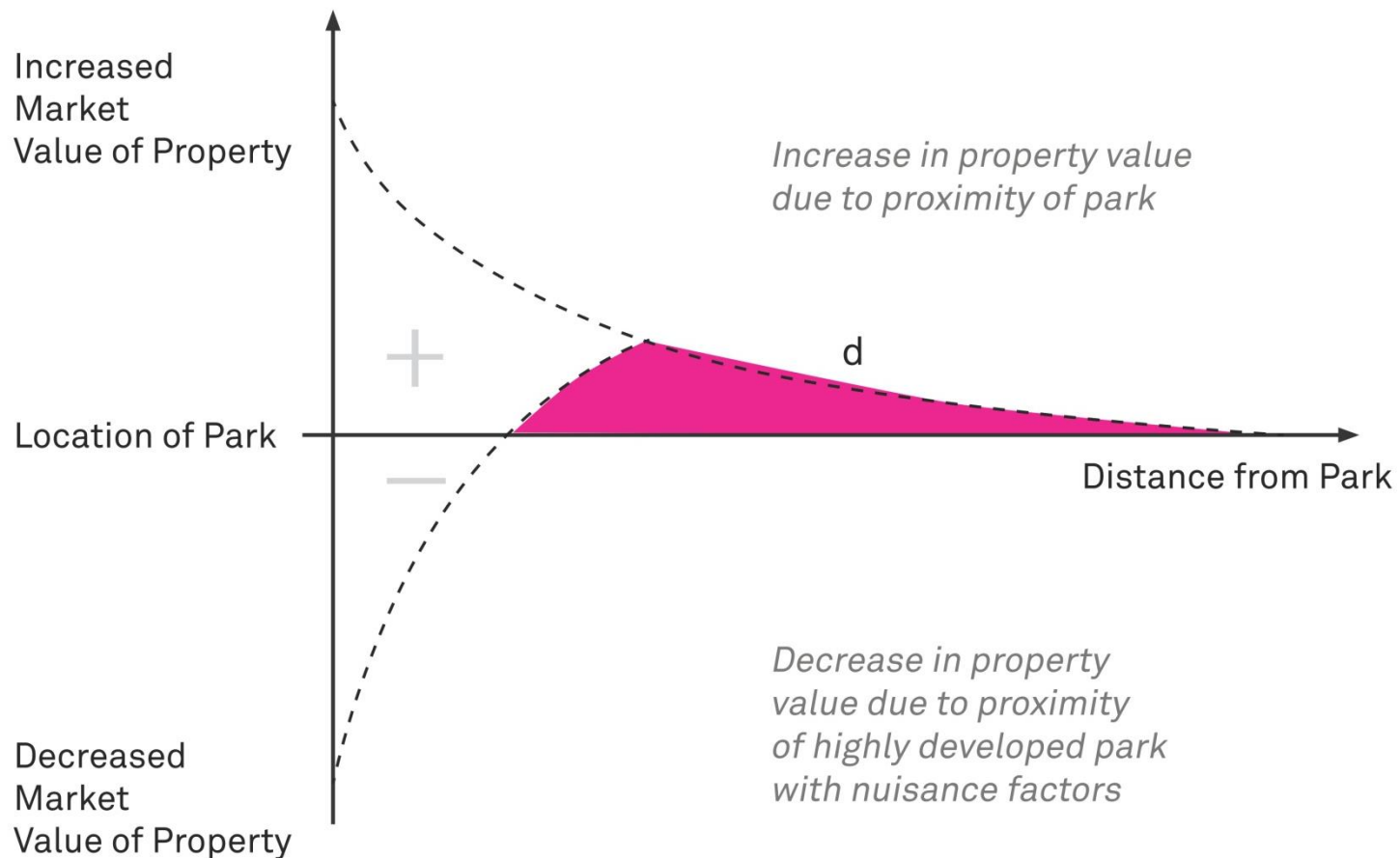


SET THE STAGE





## Impact of Quality Space on Residential Property Values





# PARK LOCATIONS

- A. STILL WATER PARK**
- B. CRESPI PARK**
- C. FAIRWAY PARK**
- D. NORTH SHORE PARK & YOUTH CENTER**
- E. NORTH SHORE PARK BANDSHELL / AMPHITHEATER**
- F. TATUM PARK**
- G. NORTH SHORE OPEN SPACE PARK**





## PARK PROGRAMS

### **A. Still Water Park** (Neighborhood)

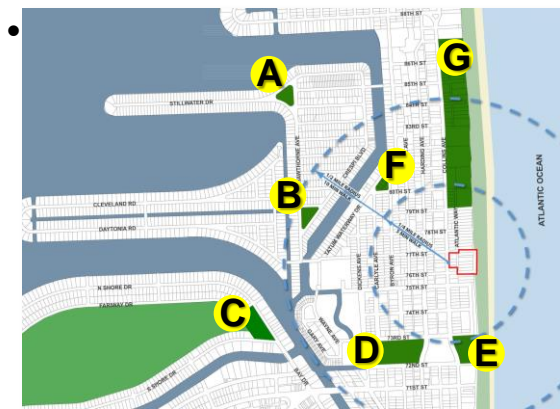
- 1.5 acres
- one basketball court
- open play space
- pavilion
- playground
- rental opportunity

### **B. Crespi Park** (Neighborhood)

- 1.4 acres
- one basketball court
- open play space
- pavilion
- playground
- rental opportunity

### **C. Fairway Park** (Community)

- 3.8 acres
- one basketball court
- two tennis courts
- open play space
- pavilion
- playground







## PARK PROGRAMS

### **D. North Shore Park & Youth Center**

*(Regional)*

- 9.6 acres
- one basketball court
- twelve tennis courts
- open play space
- playground
- rental opportunity
- after school programs
- adult & senior programs

### **E. North Shore Park Bandshell / Amphitheater**

*(Regional)*

- 5.6 acres
- restroom
- rental opportunity

### **F. Tatum Park**

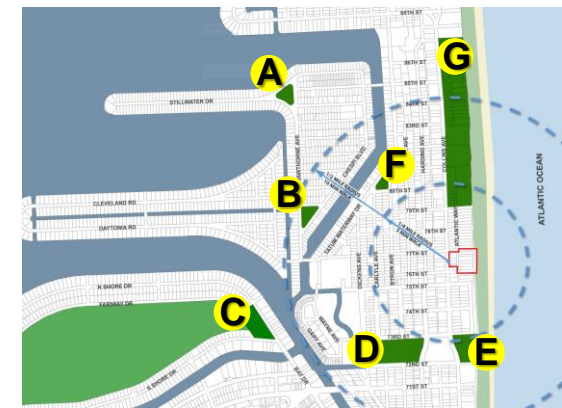
*(Neighborhood)*

- 1.0 acre
- one basketball court
- open play space
- pavilion
- playground

### **G. North Shore Open Space Park**

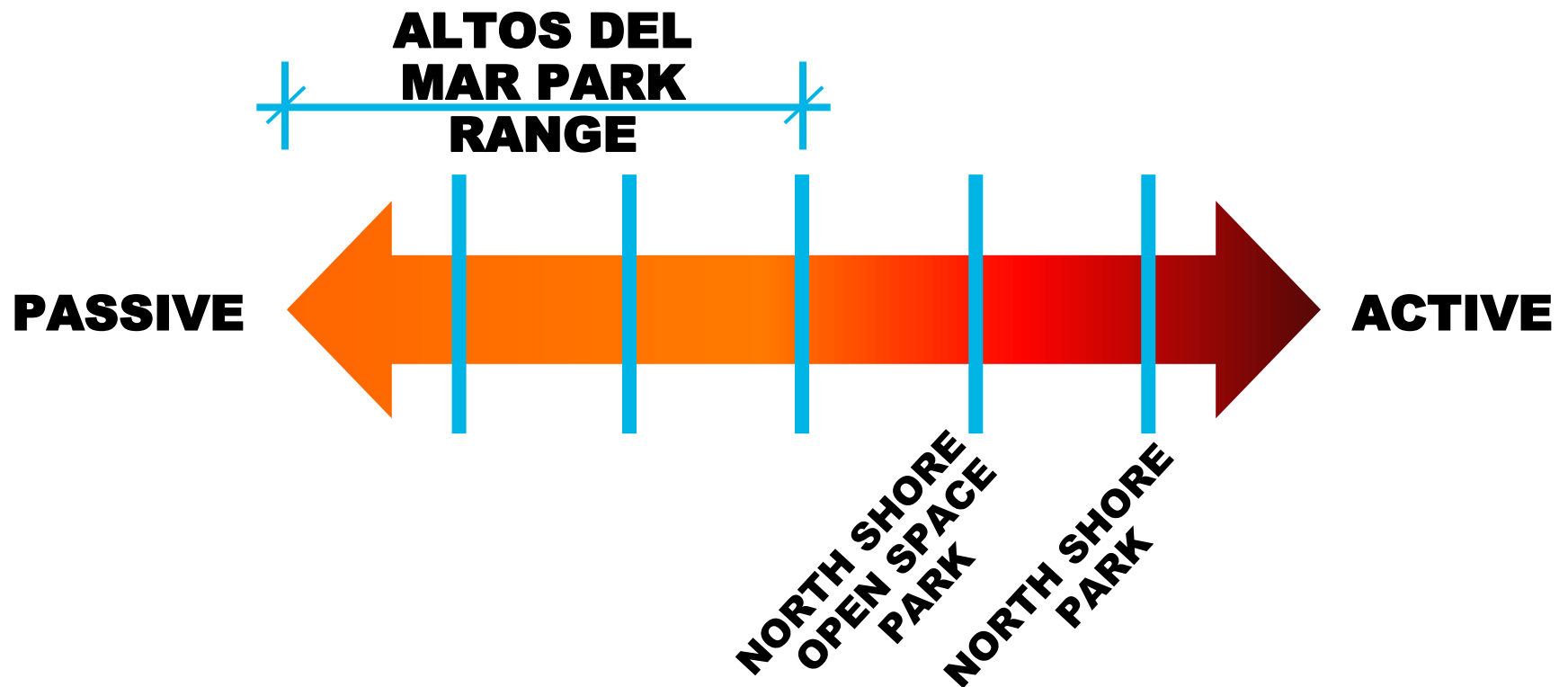
*(Regional)*

- 24.5 acres
- bark park
- outdoor vita course
- pavilion
- playground





## ALTOS DEL MAR PARK POTENTIAL PROGRAM RANGE






# ALTOS DEL MAR PARK POTENTIAL PROGRAM ELEMENTS

## ALTOS DEL MAR PARK RANGE

**PASSIVE**

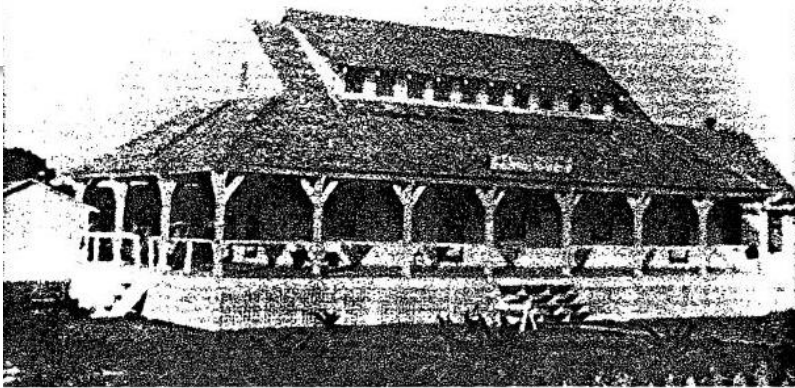
- 
- *Extension of the Beach*
  - *Shade Trees*
  - *Florida Friendly Landscape Planting*
  - *Native Flora Interpretive Signage*
  - *Formal Area*
  - *Park Delineation*
- *Multi-Use Open Lawns*
  - *Lighting*
  - *Sitting Areas*
  - *Walking Path*
  - *Open Pavilion / Rain Shelter*
  - *Beach Observation Element*
- *Sand Volleyball Courts*
  - *Enclosed Pavilion*
  - *Tot-Lot*
  - *Splash Pad*
  - *Restrooms*
  - *Skate Pocket Park*

# ALTOS DEL MAR PARK HISTORY

## COMPLIANCE WITH ALTOS DEL MAR DESIGN GUIDELINES:

On August 10, 2000, the Historic Preservation Board adopted Design Guidelines for properties located within the Altos Del Mar Local Historic District. The goals of the Guidelines are:

- Preservation and rehabilitation which contribute to the character of the historic districts.
- To advance the quality of design and construction within the Altos Del Mar single-family historic district.
- Maintain the historic street grid and restore the historic names of the streets.
- Follow the historic building pattern for setbacks, yard areas and open space.
- Ensure a similarity of scale (height, size, and massing) between old and new buildings.
- Mitigate the incongruity that would be created between old and new buildings by the coastal flood protection regulations, with limitations on building height, setbacks and massing.



Biscayne Bay House of Refuge as it appeared circa 1921  
City of Miami Beach Archives

## REVITALIZING NORTH BEACH OCEANFRONT PARKS THROUGH PLACEMAKING

DRAFT REPORT

Prepared by:  
Project for Public Spaces, Inc.

Prepared for:  
City of Miami Beach  
Planning Department

February 2006

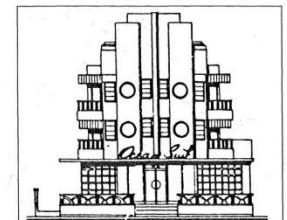


HISTORIC PRESERVATION DISTRICT  
DESIGNATION REPORT

CITY OF MIAMI BEACH PLANNING DEPARTMENT

## HARDING TOWNSITE/SOUTH ALTOS DEL MAR HISTORIC DISTRICT

DESIGNATION REPORT



Ocean Surf Hotel, 7438 Ocean Terrace, Designed by Anton Skisiewicz, 1940  
Illustration by Richard Rickles

Prepared By:  
City of Miami Beach  
Planning, Design and Historic Preservation Division  
1999

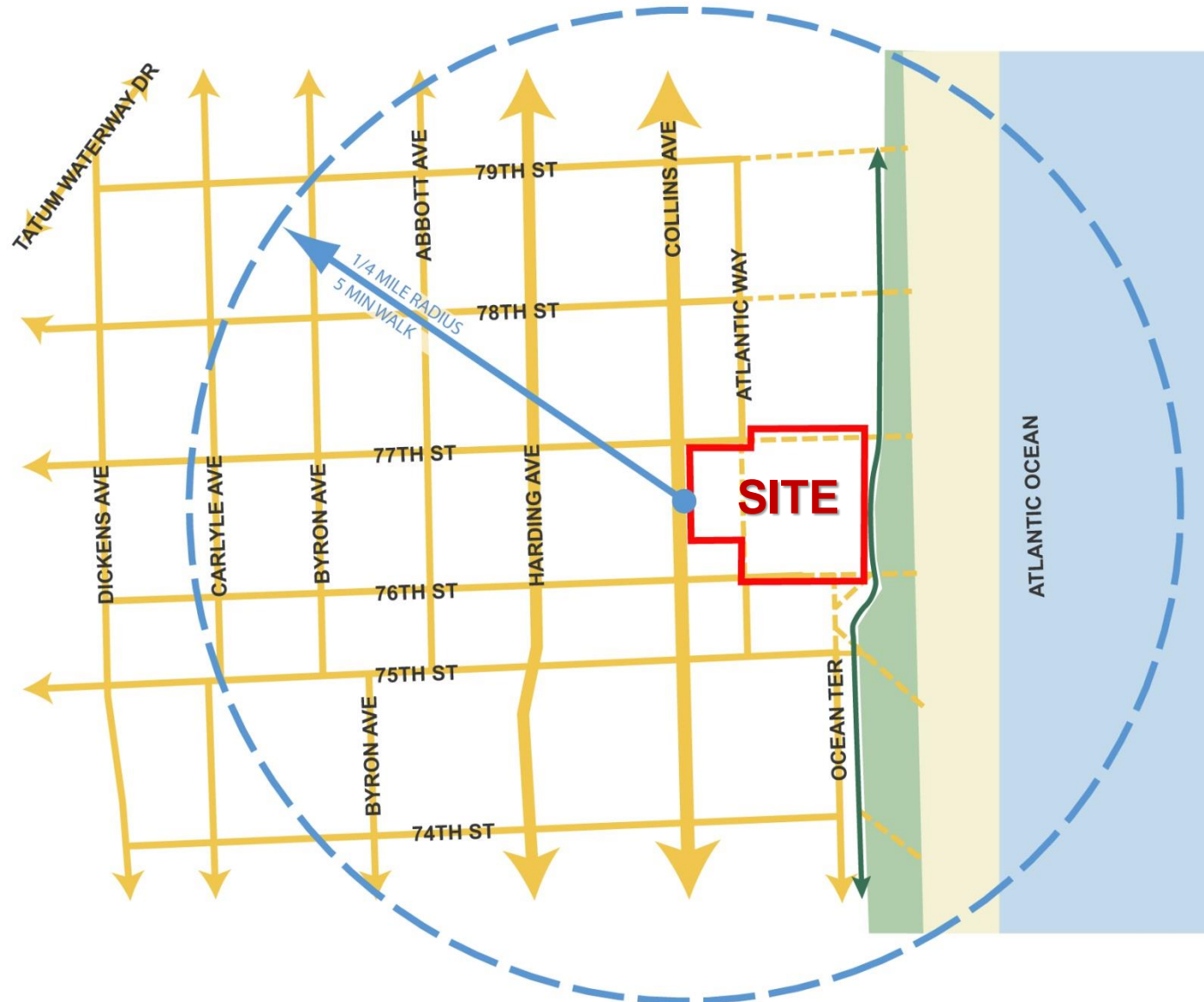




## SITE ANALYSIS



# SITE CONTEXT

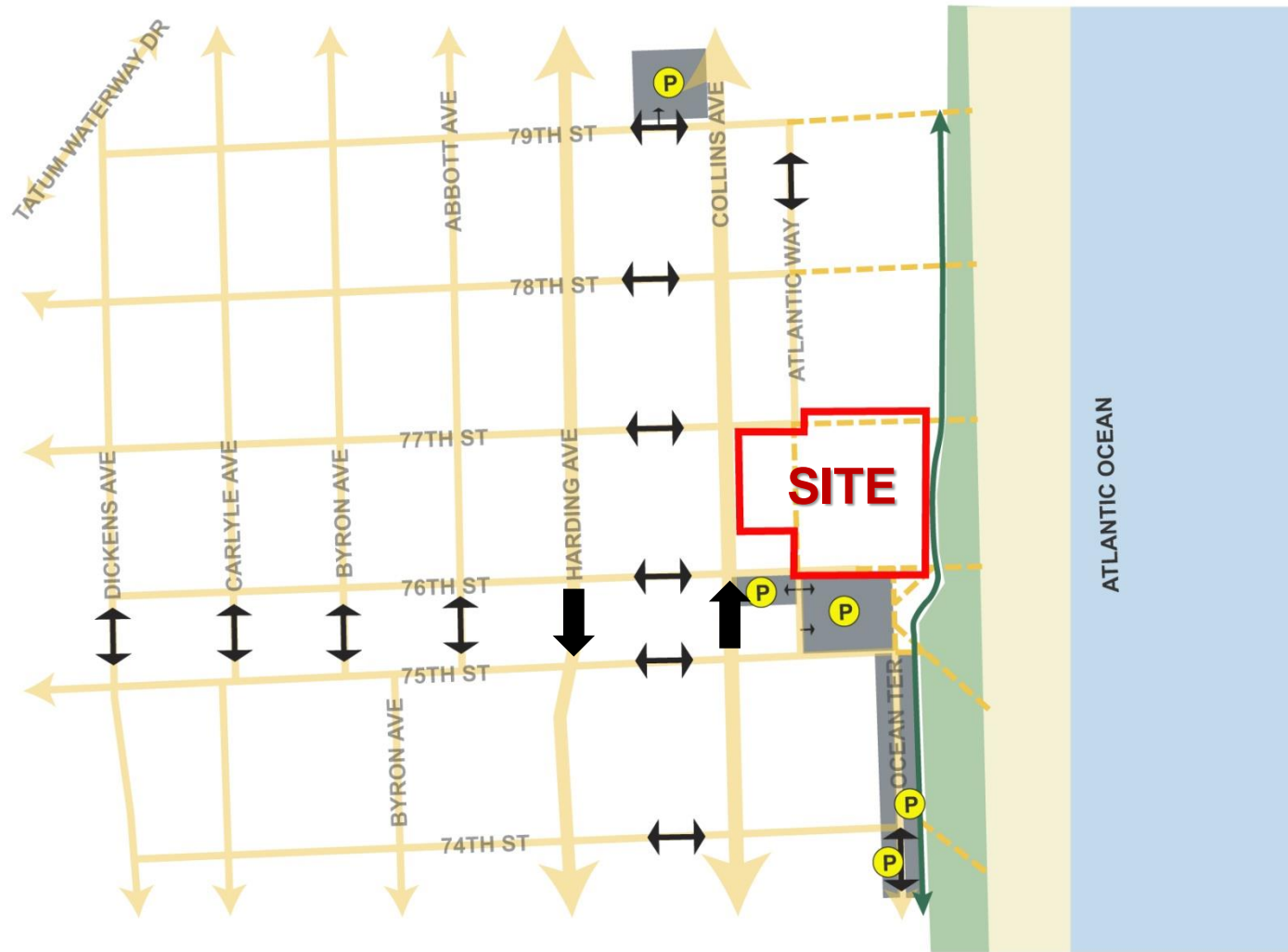




# FIGURE GROUND



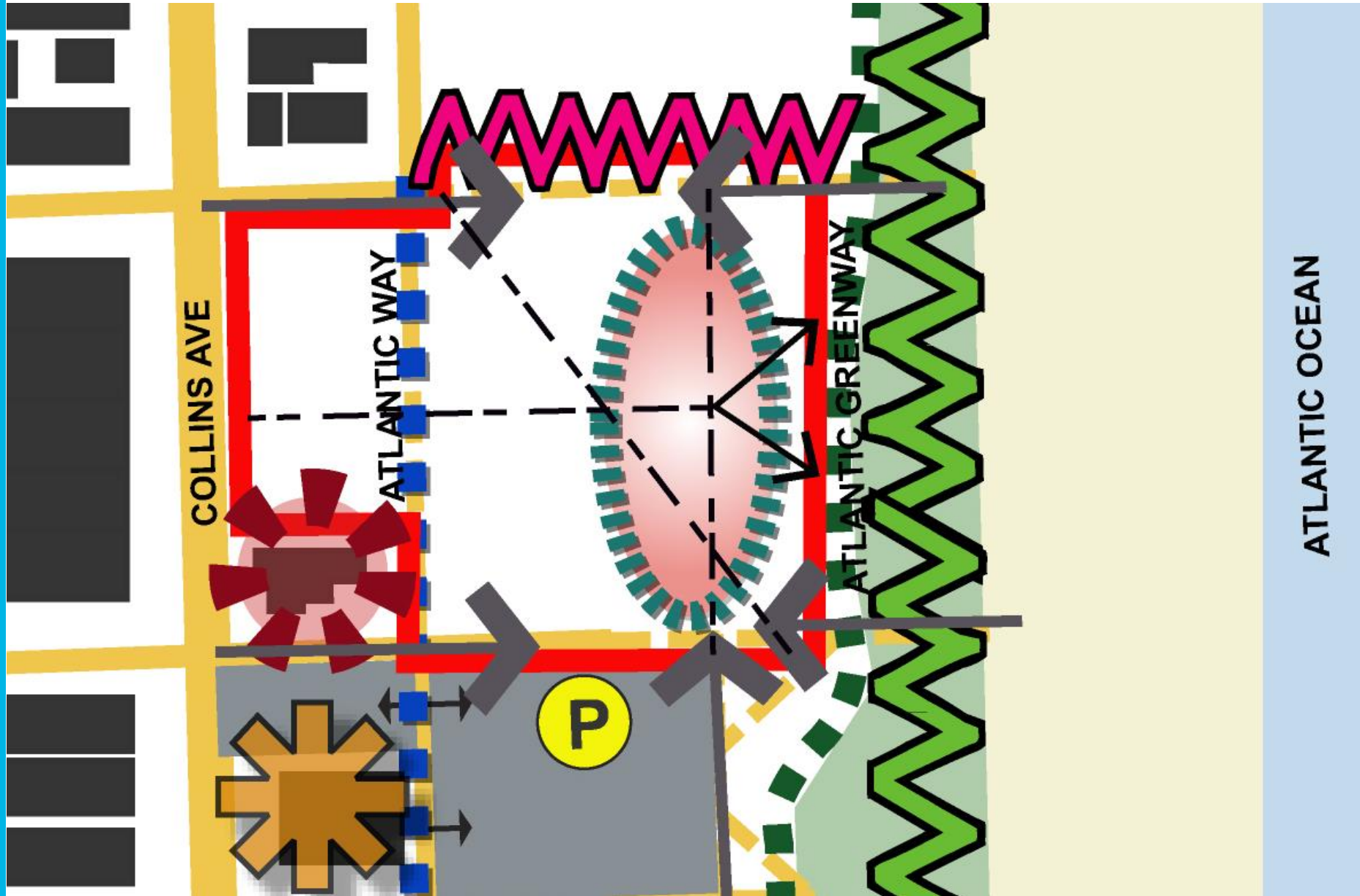
# TRAFFIC & ACCESS





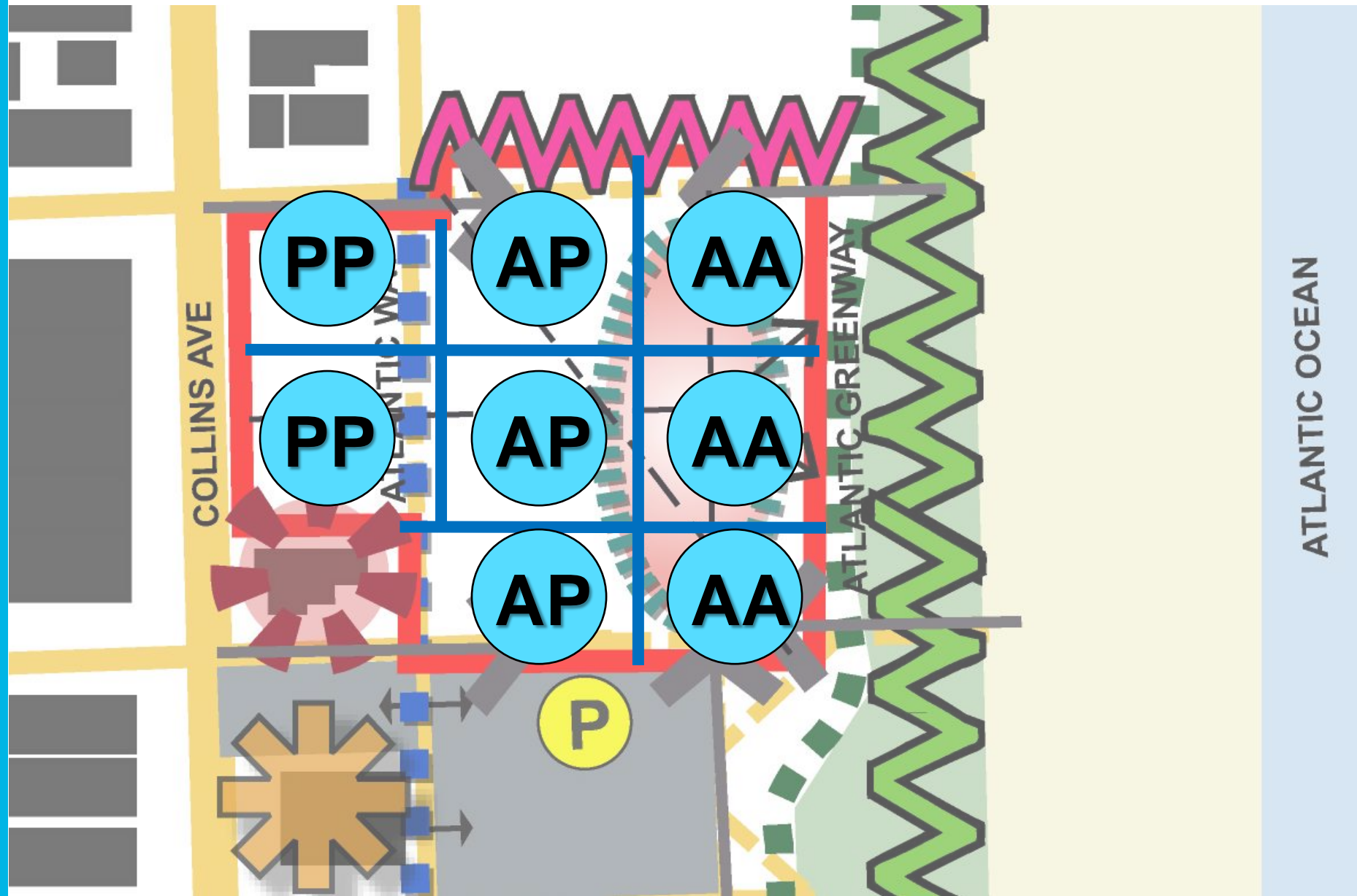


# OPPORTUNITIES AND CONSTRAINTS





# POTENTIAL USER ZONES





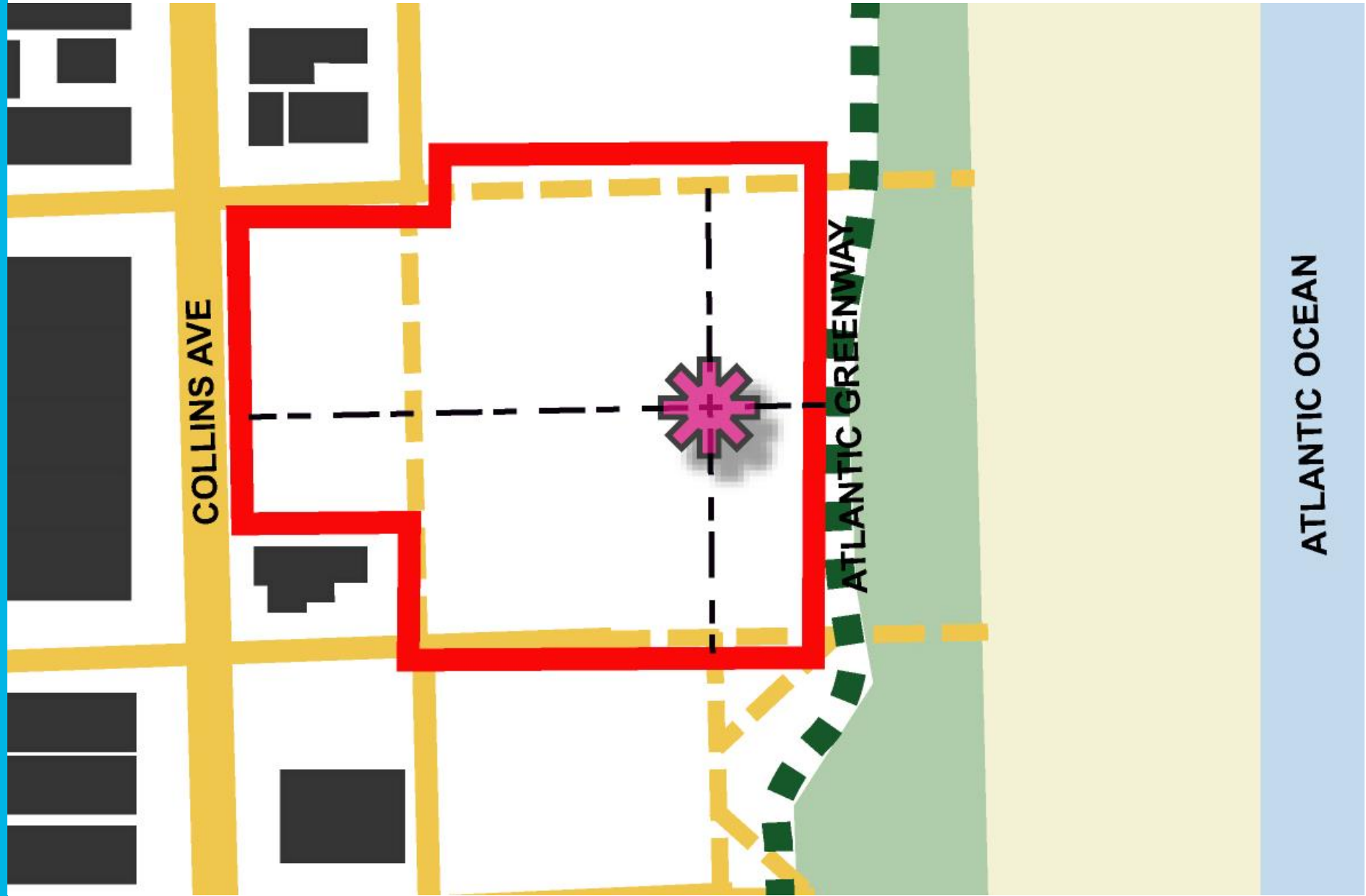


# FRAMEWORK ANALYSIS

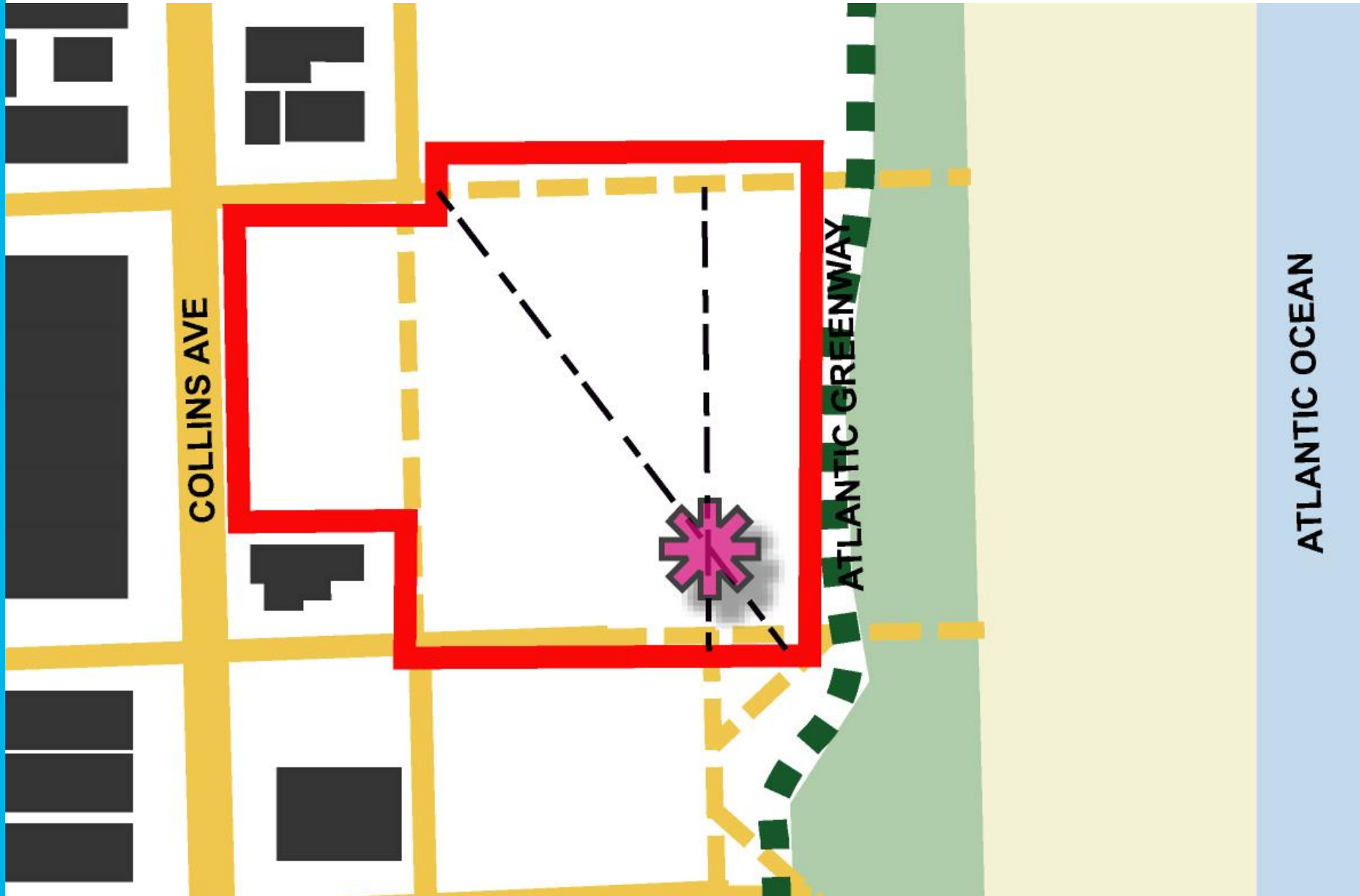




# ALTERNATIVE 1

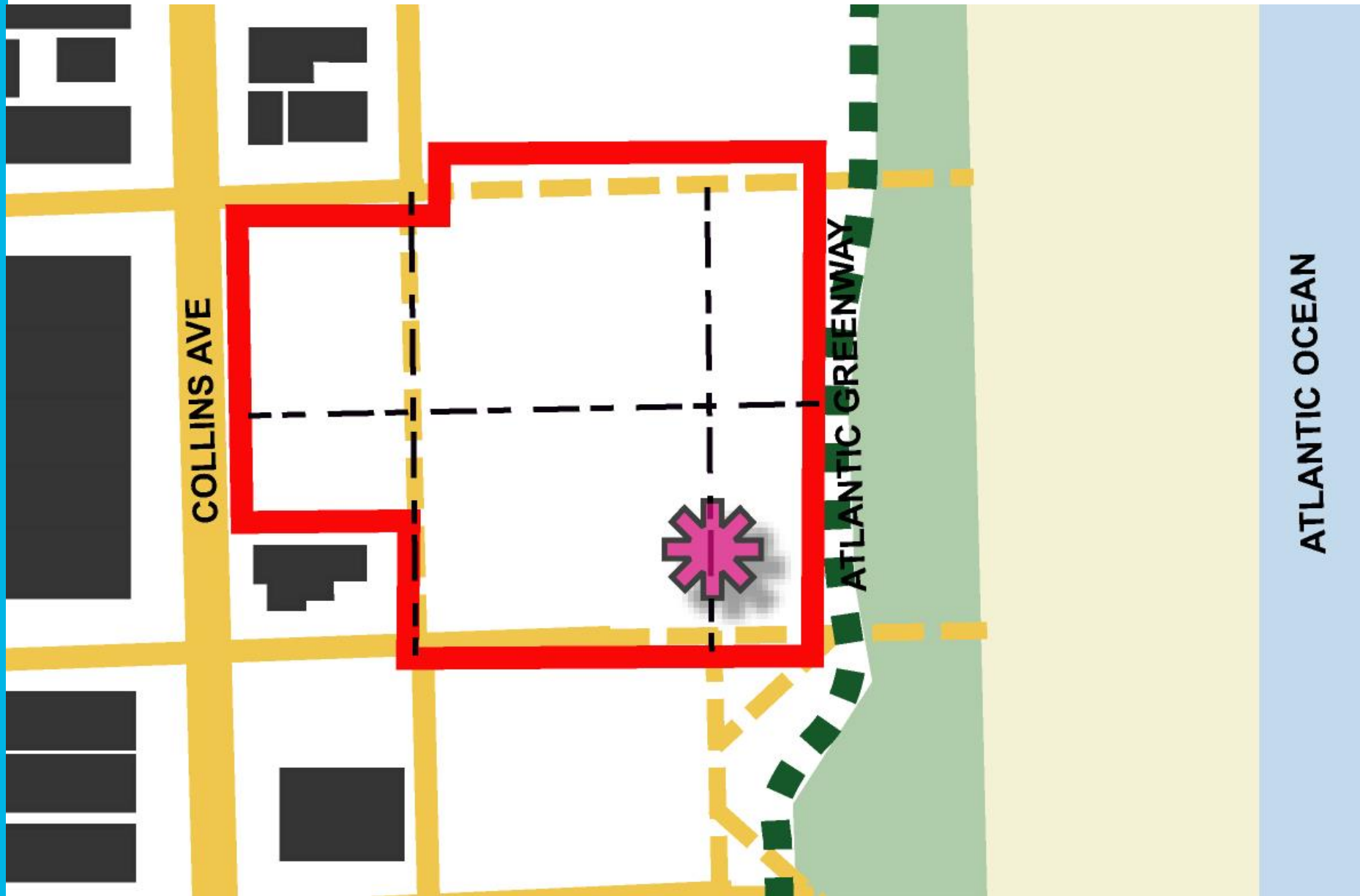


## ALTERNATIVE 2

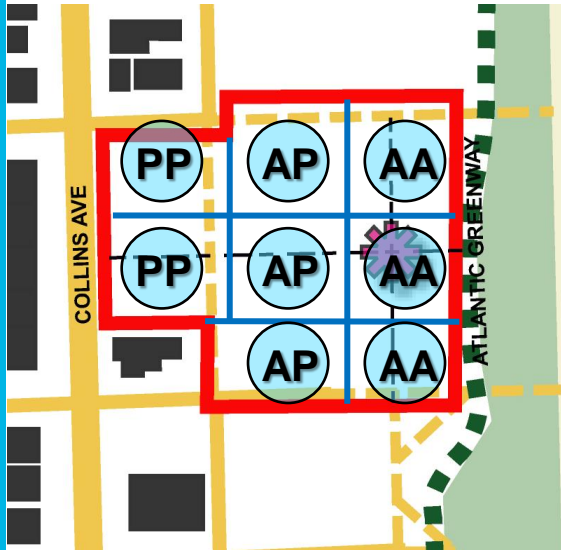




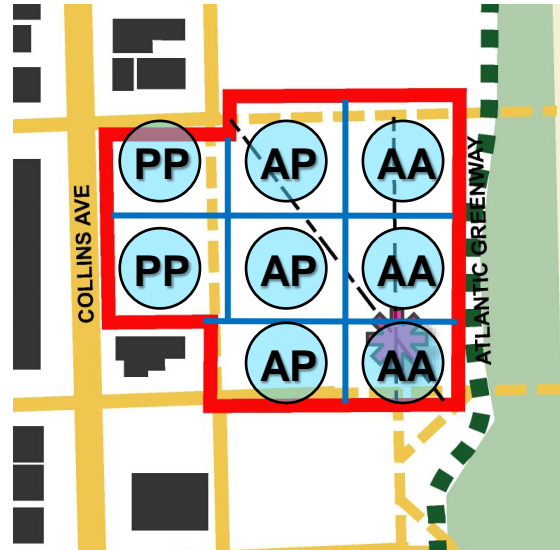
## ALTERNATIVE 3



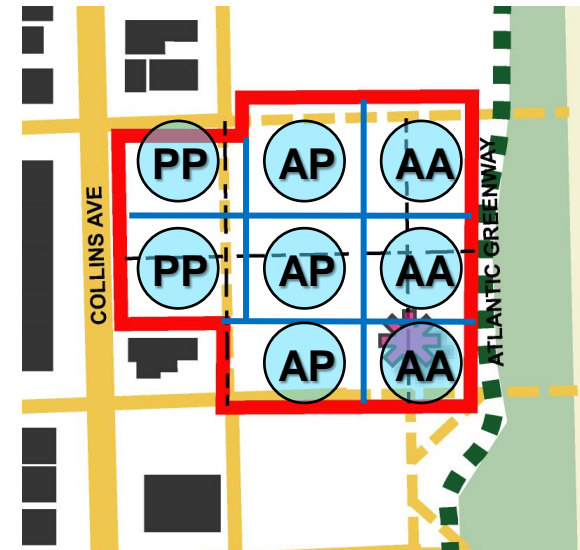
# FRAMEWORK ANALYSIS



ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3



Questions?

**Firm Name & Address:**

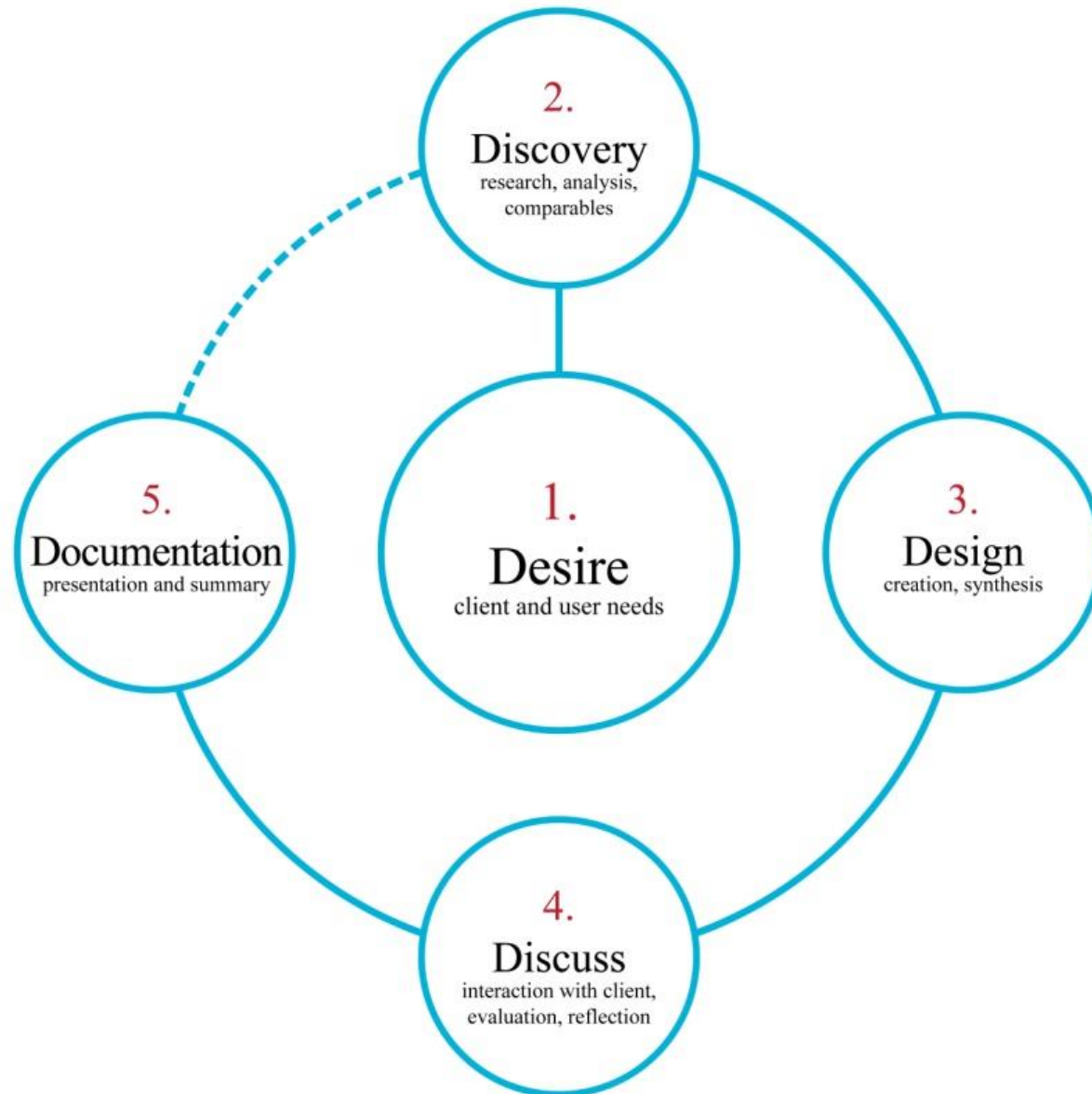
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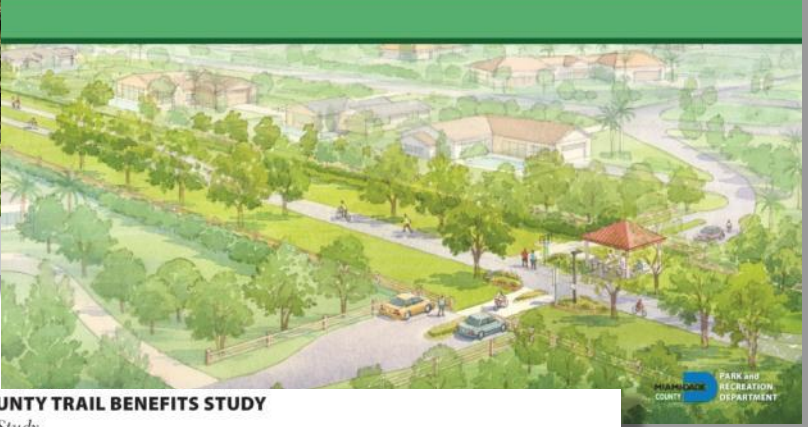
# The “5 D’s”



Miami-Dade County, FL:  
Vision Framework Plans



MIAMI-DADE COUNTY TRAIL DESIGN GUIDELINES and STANDARDS  
*Ludlam Trail Case Study*



MIAMI-DADE COUNTY TRAIL BENEFITS STUDY  
*Ludlam Trail Case Study*

